



*[Signature]*  
8-16-12

**RESIDENTIAL BOARD OF ADJUSTMENT**  
**DECISIONS\***

**Wednesday, August 15, 2012**  
**1:30 PM**  
**1000 Throckmorton**  
**City Council Chamber**  
**2<sup>nd</sup> Floor – City Hall**  
**Fort Worth, Texas 76102**

**BOARD MEMBERS:**

Paul Johnston	_____ P
Ronald R. Shearer	_____ P
Barbara Worthley	_____ P
Jerry Tinkle, Chair	_____ P
Johanna McCully-Bonner (Alernate)	_____ P
Clifford (Carl) Logan, Vice Chair	_____ A
Wade Chappell	_____ P
Shirley Bryant	_____ P
Victoria E.argas	_____ A

**I. 12:30 P.M LUNCH/WORK SESSION Pre-Council Chamber**

- A. Review of Cases on Today's Agenda**
- B. Discuss recommendations to Council for the 2011-2012 BOA-R Annual Report**

**II. 1:30 P.M. PUBLIC HEARING Council Chamber**

- A. Approval of Minutes of the July 18, 2012 Hearings**

**APPROVED**  
**4-3**

**ASSISTANCE AT THE PUBLIC MEETINGS:**

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**Executive Session.**

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



**B. Translation Cases:**

**1. BAR-12-116**

**JORGE SANTOYO**  
3217 S. Adams Street

**CD9**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a five (5) foot open design fence in the front yard.

**APPROVED 7/0**

- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an approximate five foot six inch (5'6") wrought iron fence instead of the maximum allowed five (5) feet in height, excessive by approximately six inches (6").

**APPROVED 7/0**

**C. New Cases:**

**1. BAR-12-108**

**EZEQUIEL PLATA**  
409 Timber Fall Court

**CD7**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a four (4) foot solid wood fence in the projected front yard.

**APPROVED 7/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.

**APPROVED 7/0**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately eight feet nine inches (8'9") instead of the maximum allowed eight (8) feet in height, excessive by approximately nine inches (9').

**APPROVED 7/0**



2. **BAR-12-113**

**WAYNE LEE AND GLORIA ALSTON**  
4912 Rock River Drive

**CD4**

- a. Request a **VARIANCE** in an "A-7.5" One-Family District to permit the continued construction of a carport encroaching approximately five (5) feet into the required five (5) foot side setback, creating an approximate zero (0) foot side yard.

**MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 1/6**

3. **BAR-12-114**

**KEN STANLEY AND MARTHA COCHARO**  
2616 Janice Lane

**CD5**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the continued use of a five (5) foot open design fence in the front yard. **STIPULATING A SIX (6) FOOT GATE.**

**APPROVED 7/0**

- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of an approximate six (6) foot wrought iron fence and eight (8) foot wrought iron gate instead of the allowed five (5) feet in height, excessive by approximately one (1) foot for the fence and two (2) feet for the gate. **STIPULATING A SIX (6) FOOT GATE.**

**APPROVED 7/0**

- c. Request a **VARIANCE** in an "A-5" One Family District to permit the construction of a second garage where only one (1) garage is allowed.

**APPROVED 7/0**

4. **BAR-12-115**

**VICTOR ALLEN VERSTRAETE**  
3476 Wellington Road

**CD3**

- a. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately one (1) feet into the required five (5) foot rear yard setback, creating an approximately four (4) foot rear yard.

**CONTINUED TO SEPTEMBER 19, 2012 7/0**

- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately ten (10) feet into the required ten (10) foot side street yard, creating an approximately zero (0) foot side street yard.

**CONTINUED TO SEPTEMBER 19, 2012 7/0**



5. **BAR-12-117**

**THOMAS G. AND NANCY J. FRUGE, By Karl Hahnfeld**  
1812 Western Avenue

**CD7**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a five (5) foot open design fence in the front yard.

**APPROVED 7/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate six (6) foot wrought iron fence with six foot six inch (6'6") masonry columns instead of the maximum allowed five (5) feet in height, excessive by approximately one (1) foot for the wrought iron fence and one foot six inches (1'6") for the masonry columns.

**APPROVED 7/0**

6. **BAR-12-118**

**FRANCISCO OLALDE**  
3343 Wilbarger Street

**CD8**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a five (5) foot open design fence in the front yard.

**WITHDRAWN 7/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate six (6) foot open design fence instead of the allowed five (5) foot, excessive by approximately one (1) foot.

**WITHDRAWN 7/0**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a chain link fence in the front yard where none is allowed.

**WITHDRAWN 7/0**

- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage, a secondary without a primary use.

**APPROVED 7/0**

7. **BAR-12-119**

**JAMES T. REV. LIV. TR. AYERS**  
4217 Deering Drive

**CD7**

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of a four (4) foot solid wood fence in the front yard.

**APPROVED 7/0**



Board of Adjustment-Residential  
August 15, 2012

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**8. BAR-12-120**

**JOHN-PAUL MORGANTE**  
8641 Running River Lane

**CD7**

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of four (4) foot solid wood fence in the projected front yard.

**APPROVED 7/0**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate six (6) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two (2) feet.

**APPROVED 7/0**

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a swimming pool encroaching approximately seven feet six inches (7'6") into the required twenty (20) foot projected front yard creating an approximate twelve foot six inch (12'6") projected front yard.

**APPROVED 7/0**

**9. BAR-12-121**

**MICHAEL D. BORNITZ, by V. Fine Homes**  
4621 Crestline Road

**CD7**

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage addition encroaching approximately five (5) feet into the required five (5) foot rear yard setback, creating an approximate zero (0) foot rear yard.

**MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 6/1**

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a garage addition encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

**MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 6/1**

**10. BAR-12-122**

**PISZOR LLC, by Jaye Rydee Arsenut**  
2300 Lipscomb Street

**CD9**

- a. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of a detached garage encroaching approximately ten (10) feet into the required ten (10) foot side street yard, creating an approximate zero (0) foot street side yard.

**DENIED WITHOUT PREJUDICE 7/0**

**III. ADJOURNMENT: 3:12 P.M.**